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BK 494 PG 794
DEBOTO COUNTY, MS
W.E. DAVIS, CH CLERK

RESTRICTIVE COVENANTS
CENTRAL PARK NEIGHBORHOOD- SECTION "I" Parcel 6

Lots 473-518

Recorded in Plat Book 91, Page 18-19

Located in Sections 20, Township 1 South, Range 7 West

1. All lots in this subdivision shall be known as residential lots and no structure shall be erected on any one lot other than one single-family residence and garage or carport and not more than one detached storage building. No recreational vehicle, boat, camping trailer nor tractor-trailer vehicle shall be parked or stored on any lot unless it is behind the front building line and enclosed behind a solid wood fence, brick or stucco wall.
2. Minimum setbacks are as follows unless otherwise noted on plat:

Front	25 Feet
Sides	5 Feet
Rear	20 Feet
3. No obnoxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. Vegetable gardening shall be allowed only to the rear of the home. No animals, livestock or poultry of any kind shall be raised, kept or bred on any lot, except dogs, cats and other household pets which may be kept provided they are not kept or bred for any commercial purposes. No commercial breeding is allowed.
5. The lots bordering Tchulahoma Road will have an average of 1,400 square feet of heated area, a minimum of 1,300 square feet of heated area, and a double carport or garage. Lots with less than 80 feet of width and not bordering Tchulahoma Road will have an average of 1,250 square feet of heated area, and a minimum of 1,100 square feet of heated are.
6. No structure of a temporary character such as a trailer, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit.
7. No motor vehicle or any other vehicle, including a boat, motorboat trailer, lawn mower, tractor or similar vehicle may be stored on any lot for the purposes of repair of same, and no A-frame or motor mount may be placed on any lot. No disabled auto or any type vehicle may be stored on any lot. No repair of automobiles or any other vehicles or property, including those enumerated in any of the restrictions, shall take place on any lot where such repairs constitute or are done for a commercial purpose.
8. No wire or chain link fences will be allowed on any lot. Fence material will consist of wood, brick or stucco and shall not exceed six feet in height.
9. Construction of any dwelling shall be completed within twelve (12) months from commencement of construction.

*Return to Reeves Williams
P.O. Box 167
Southaven, MS 38671*

10. The developer reserves to itself the right to impose additional and separate restrictions on any lot hereafter sold in this subdivision; said restrictions need not be uniform, and may differ as to different lots.
11. If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants or restrictions herein before they expire, it shall be lawful for any other person or persons owning lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from doing so or to recover damages for such violations.
12. Invalidation of any one of the covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
13. No yard mounted antenna's of any type may be taller than ten (10') feet in height and must be located in the rear yard and screened from the street and adjoining lots. Any and all satellite dishes shall be installed in the rear of the residence. No antenna may extend more than ten (10') feet higher than the highest point of the roof of the residence. Any dish that exceeds 24" in width must be screened from the street and from adjoining lots.
14. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded. After that time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of lots has been recorded agreeing to change said covenants in whole or in part.

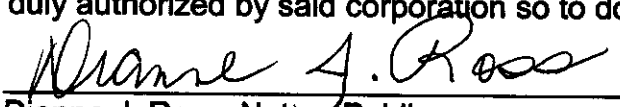
REEVES-WILLIAMS, LLC.

BY: 

Michael L. Davis, Vice President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this the 16 day of MARCH, 2005, within my jurisdiction, the within named Michael L. Davis, who acknowledged that he is the Senior Vice President of REEVES-WILLIAMS, LLC and that for and on behalf of said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


Dianne J. Ross, Notary Public

My Commission Expires:

May 24, 2007

Prepared by: Reeves-Williams, LLC
P.O. Box 167
Southaven, MS 386
(662) 393-4250

